

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
June 08, 2011
4:00 P.M.**

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – March 9, 2011; pp.A1-A3

III. **OLD BUSINESS**

- (1) 10-TV-99 **204 N. Walnut Street**, Mallory Hawes, LLC. Request a modification or exception to the Housing Property Maintenance Code. Previously heard on November 10, 2010. pp. 1-3
- (2) 11-TV-10 **325 E. Varsity Lane**, Varsity Properties. Request for an extension of time to complete repairs. Previously heard on January 12, 2011. pp. 4-7
- (3) 11-TV-27 **589 E. Graham Place**, Kevin & Sally Young. Request for an extension of time to complete repairs. Previously heard on March 9, 2011. pp. 8-12
- (4) 11-TV-10 **618 S. Mitchell Street**, William McCoy. Request for an extension of time to complete repairs. Previously heard on April 12, 2011. pp. 13-19

IV. **NEW BUSINESS**

- (5) 11-TV-62 **1900 S. Oakdale Drive West**, Lorelei Flohr-Casco-Sperry. Request for an extension of time to complete repairs. pp. 20-81
- (6) 11-TV-65 **1912 E. Hunter Avenue**, John A. Kinder. Request for an extension of time to complete repairs. pp. 82-90
- (7) 11-TV-67 **252 N. Walnut Street**, Omega Properties. Request for an extension of time to complete repairs. pp. 91-98
- (8) 11-TV-68 **1607 E. Camby Court**, Parker Real Estate Management. Request for an extension of time to complete repairs. pp. 99-102
- (9) 11-TV-69 **1721 N. Lincoln Street**, Parker Real Estate Management. Request for an extension of time to complete repairs. pp. 103-109
- (10) 11-TV-70 **1122 S. Rogers Street**, Pegasus Properties. Request for an extension of time to complete repairs. pp. 110-118
- (11) 11-TV-71 **405 E. 17th Street**, Regency Consolidated Residential, LP. Request for an extension of time to complete repairs. pp. 119-169
- (12) 11-TV-72 **202 S. Clark Street**, Kathryn Johnson. Request for an extension of time to complete repairs. pp. 170-176
- (13) 11-TV-73 **422 N. Clark Street**, Jeanne Walters Real Estate. Request for an extension of time to complete repairs. pp. 177-183

- (14) 11-TV-74 **1517 S. Walnut Street**, Jeanne Walters Real Estate. Request for an extension of time to complete repairs. pp. 184-191
- (15) 11-TV-75 **810 N. Oolitic Drive**, Roderick Stark. Request for an extension of time to complete complete repairs. pp. 192-195
- (16) 11-TV-76 **1409 S. Lincoln Street**, David Bunge. Request for an extension of time to complete repairs. pp. 196-200
- (17) 11-TV-77 **741-743 S. Park Square Drive**, Dolores McDonald. Request for an extension of time to complete repairs. pp. 201-203
- (18) 11-TV-78 **501-503 S. Village Court**, A1 Town Homes & Apartments, LLC. Request for an extension of time to complete repairs. pp. 204-210
- (19) 11-TV-79 **1170-1180 E. Cobblefield Court**, Downtown Real Estate, LLC. Request for an extension of time to complete repairs. pp. 211-223
- (20) 11-TV-80 **510 E. Graham Place**, John T. Pace. Request for an extension of time to complete repairs. pp. 224-230
- (21) 11-AA-81 **1019 N. Orris Drive**, Michael Disney. Request for relief from an administrative decision. pp. 231-233
- (22) 11-TV-82 **1004 W. Ralston Drive**, Ralston Properties, LLC. Request for an extension of time to complete repairs. pp. 234-238
- (23) 11-TV-83 **316 S. Buckner Street**, Trina Buckholder. Request for an extension of time to complete repairs. pp. 239-243
- (24) 11-TV-84 **619 N. Monroe Street**, Mark Laughlin. Request for an extension of time to complete repairs. pp. 244-250
- (25) 11-TV-85 **617 E. Moody Drive**, Jan Deckard. Request for an extension of time to complete repairs. pp. 251-257

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

SUMMARY

B.H.Q.A. MEETING OF MARCH 09, 2011

MEMBERS PRESENT: Kris Floyd, Elizabeth Gallman, Susie Hamilton, Nikki Johnson, Ryan Strauser

STAFF PRESENT: Lisa Abbott, Michael Arnold, Daniel Bixler, Robert Hoole, Maria McCormick, Norman Mosier, Jo Stong (HAND), Patty Mulvihill (Legal)

OTHERS PRESENT: Brian M. Allen (Horn Properties), James Eiermann (Muckerheide Properties), Doug Horn (MCAA), Dan New (Colonial Crest Apartments), John Stevens (305 E. 18th Street), Marci Widen (Creative Home Concepts)

I. REVIEW OF SUMMARY – January 12, 2011

Gallman made a motion to approve the minutes for January 12, 2011. Floyd seconded. Motion passed, 5-0.

II. CONSENT AGENDA

(1) Extensions of Time for State Variance:

558 E. Graham Place, Ryan Brooks, 11-TV-33. Request for an extension of time to complete repairs. Recommendation is to grant with a March 31, 2011 deadline.

Approved.

(2) Extensions of Time for repairs:

2645 E. Dekist Street, Tabi White, 11-TV-31. Request for an extension of time to complete repairs. Recommendation is to grant with a March 31, 2011 deadline for all life safety issues and an April 30, 2011 deadline for all other repairs.

2418 E. 4th Street, Diane Hoff, 11-TV-34. Request for an extension of time to complete repairs. Recommendation is to grant with a May 31, 2011 deadline.

909 W. Ralston Drive, Indiana Realty Partners, 11-TV-36. Request for an extension of time to complete repairs. Recommendation is to grant with an April 15, 2011 deadline.

426 E. 11th Street, Stasny & Horn, IGP, 11-TV-38. Request for an extension of time to complete repairs. Recommendation is to grant with a June 15, 2011 deadline.

Approved.

III. PETITIONS

302-304 S. Madison Street, Creative Home Concepts, LLC, 11-TV-30. The petitioner, Marci Widen, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a June 8, 2011 deadline. Floyd made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 5-0. Request granted.

3939 W. Roll Avenue, Muckerheide Properties, 10-TV-81. The petitioner, James Eiermann of Muckerheide Properties, was present to request an extension of time to complete repairs. This petition was previously heard on October 20, 2010. Staff recommendation was to grant the request for extension of time for repairs to the patio doors and decks with an April 15, 2011 deadline and a deadline of March 14, 2011 for all other repairs. Gallman made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 5-0. Request granted.

703 W. Gourley Pike, Colonial Crest Apartments, 10-TV-68. The petitioner, Dan New of Colonial Crest Apartments, was present to request an extension of time to complete repairs. This petition was previously heard on July 14, 2010 and November 10, 2010. Staff recommendation was to deny the request for extension of time. Floyd made a motion to grant the request with a June 10, 2011 deadline. Strauser seconded. Motion failed, 3-2 (Johnson, Hamilton voted nay). Request denied.

305 E. 18th Street, John J. Stevens, 11-V-26. The petitioner, John Stevens, was present to request an exception to the Property Maintenance Code concerning minimum ceiling height requirements. This was changed to a request for an extension of time. Staff recommendation was to grant the request for extension of time with a May 9, 2011 deadline. Floyd made a motion to grant the request with a July 10, 2011 deadline. Strauser seconded. Motion passed, 5-0. Request granted.

223 E. 1st Street, Stasny & Horn, IGP, 11-TV-37. The petitioners, Doug Horn and Brian Allen, were present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a June 15, 2011 deadline. Gallman made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 5-0. Request granted.

1000 S. Basswood North Circle, Basswood Apartments, 10-TV-98. The petitioner was not present to request an extension of time to complete repairs. Petition was previously heard November 10, 2010. The petition was unable to be heard February 9, 2011. Staff recommendation was to grant the request for extension of time with a March 31, 2011 deadline. Strauser made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 4-1 (Johnson abstained). Request granted.

1200 N. Washington Street, Mark Webb, 11-AA-22. Request relief from an administrative decision. Unable to be heard February 9, 2011. This petition was withdrawn.

1605 W. 7th Street, Steve Hogan, 11-AA-24. The petitioner was not present to request relief from an administrative decision to consider this a rental property. Staff recommendation was to grant the request as long as Kelly Hogan remains the sole occupant of the property. Hamilton made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 5-0. Request granted.

326 N. Jefferson Street, H.A.N.D., 11-RV-25. This was a request from H.A.N.D. to rescind a variance concerning bathroom ventilation requirements due to a remodel of the bathroom. Staff recommendation was to grant the rescission. Floyd made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 5-0. Request granted.

589 E. Graham Place, Kevin Young, 11-TV-27. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time for the windows with a May 9, 2011 deadline and a deadline of March 31, 2011 for all other repairs. Hamilton made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 5-0. Request granted.

409 E. 9th Street, Fierst Rentals, 11-TV-28. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a March 31, 2011 deadline. Gallman made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 5-0. Request granted.

406 E. Hillside Drive, James Gronquist, 11-TV-29. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a May 1, 2011 deadline. Gallman made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 5-0. Request granted.

1734 N. Lincoln Street, Pegasus Properties, 11-TV-32. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a May 9, 2011 deadline. Gallman made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 5-0. Request granted.

IV. GENERAL DISCUSSION

Patty Mulvihill, Legal, gave a brief explanation of how the consent agenda works.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Floyd made a motion to adjourn. Hamilton seconded. Motion passed, unanimously. Meeting adjourned at 4:55 PM.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011
Petition Type: An extension of time to complete repairs
Petition Number: 10-TV-99 (old)
Address: 204 N. Walnut Street
Petitioner: Mallory Hawes, LLC / Chris Haws
Inspector: Maria McCormick
Staff Report: August 20, 2010 Cycle Inspection
February 15, 2011 Re-inspection Completed

The petitioner is seeking an additional extension of time to apply for a variance from the State of Indiana to allow sleeping in the lofts of Apartments A & C.

Staff recommendation: Grant the extension of time.
Conditions: The state variance must be received no later then the deadline stated below or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility o fines.
Compliance Deadline: August 31, 2011
Attachments: Application for Appeal



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
MAR 24 2011

BY: _____

Petitioner's Name: Mallory Hawes LLC, Chris Hawes

Petitioner's Address & Phone Number: 1533 Arbors LN, Bloomington IN 47401
(812) 219-2027

Owner's Name: _____

Owner's Address & Phone Number: _____

Address of Property: 204, 206 North Walnut St.

Occupant(s) Name(s): 62 Norrend Restaurant

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare

Identify the variance type that you are requesting from the following list and attach the required information.

- ☐ A. An extension of time to complete repairs. (Petition type: TV)
 Specify the items that need the extension of time to complete
 Explain why the extension is needed
 Specify the time requested
- ☒ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 Specify the code reference number you are appealing
 Detail why you are requesting the variance
 Specify the modifications and/or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 Specify the decision being appealed and the relief you are seeking.
- ☐ D. Rescind a variance. (Petition type: RV)
 Detail the existing variance
 Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: _____

Name (print): Chris Hawes

Petition Number: 10-TV-64

(Please use the reverse side for further explanation and/or request)

10-TV-99



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

To follow up on old business from
Fall BHAQA meeting. previously the
issue from the fall inspection was that
the fire escape did not work.
now they work ~~but~~ but are still
not "permitted". A new ~~state~~ variance
is needed.

natures

Date:

3/24/11



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-10
Address: 325 E. Varsity Lane
Petitioner: Varsity Properties
Inspector: Maria McCormick
Staff Report: October 4, 2010 Cycle Inspection
December 2, 2010 Letter sent re planning issues.

At the cycle inspection it was noted that the property owners had changed the bedroom count from 2 bedrooms to 3 bedrooms. This has created an issue with the Title 20 of the BMC and the City of Bloomington Planning Department. It has been discovered that this is the case for multiple units in this complex; the petitioner is requesting additional time to continue to work with HAND and the Planning Dept. to resolve this issue.

Staff recommendation: Grant the extension of time.
Conditions: Resolve all issues with the City of Bloomington Planning Dept. by the deadline, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: August 1, 2011
Attachments: Original Application for Appeal, Letter re Title 20 Violation



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Dana

Petitioner's Name: Varsity Properties

Petitioner's Address & Phone Number: 2015 N. Dunn St. 812-334-0333

Owner's Name: Varsity Properties

Owner's Address & Phone Number: 2015 N. Dunn St. 812-334-0333

Address of Property: 325 E. Varsity Lane Bloomington, IN 47408

Occupant(s) Name(s): Theodore Alexander, Tyler Barrett, Cameron Church

- The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected
 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



- A. An extension of time to complete repairs. (Petition type: TV)
- Specify the items that need the extension of time to complete
 - Explain why the extension is needed
 - Specify the time requested



- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
- Specify the code reference number you are appealing
 - Detail why you are requesting the variance
 - Specify the modifications and or alterations you are suggesting



- C. Relief from an administration decision. (Petition type: AA)
- Specify the decision being appealed and the relief you are seeking



- D. Rescind a variance. (Petition type: RV)
- Detail the existing variance
 - Specify the reason the variance is no longer needed

certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Ronnie Ison

Name (print): Ronnie Ison

Petition Number: 11-TV-10

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or condition(s) for your request, the amount of time needed to bring the property into compliance, as well as any conditions and/or alterations you are suggesting.)

We would like an extension so we can
contact Patrick Shay of the Planning Dept.
We would like to have a 30 day extension
and are not sure how long we will need,
until we talk to Patrick.

See next page for additional information.

res:

Date:

12.6.10



City of Bloomington
Housing and Neighborhood Development

December 2, 2010

Varsity Properties
2015 N. Dunn Street
Bloomington, IN 47408

Re: 325 Varsity Lane

Dear Sir or Ms.:

During a review of the permit and inspection paperwork, it came to my attention that this property is using space on the lower level as a third bedroom. This unit was originally approved with two bedrooms on the upper level and living space (not sleeping room space) on the lower level. Upon further review of your website, it came to our attention that you are advertising these as three bedroom units. Please see http://www.varsity-properties.com/properties/property_floorplan_details.php?id=1&floorplan_id=91. This change has not been approved and may not be permitted by Title 20 of the Bloomington Municipal Code.

Please note that the Housing and Neighborhood Development Department cannot issue you a rental occupancy permit knowing that you may be in violation of Title 20 of the Bloomington Municipal Code. Please contact Patrick Shay of the Planning Department at 812-349-3423 immediately to discuss ways to bring this unit into compliance. Your compliance deadline with HAND is December 7, 2010. I would recommend that you apply to the Board of Housing Quality Appeals for an extension of time so that you can remain eligible for a four year permit. The appeal form can be found at <http://bloomington.in.gov/media/media/application/pdf/327.pdf>.

Thank you for your immediate attention to this matter.

Sincerely,

Lisa Abbott
Director

cc: Patrick Shay, Development Review Manager, Planning Department
Patricia Mulvihill, Assistant City Attorney, Legal Department



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-27

Address: 589 E. Graham Place

Petitioner: Kevin Young

Inspector: Jo Stong

Staff Report: December 1, 2010: Conducted cycle inspection
December 3, 2010: Sent cycle report
January 19, 2011: Received appeal
March 9, 2011: BHQA granted an extension of time until March 31, 2011
for all repairs other than windows, and until May 9, 2011 for window replacement
March 21, 2011: Reinspection scheduled for April 8, 2011
April 8, 2011: Conducted reinspection. All but windows in compliance
May 9, 2011: Received second appeal

During a cycle inspection several violations of the Property Maintenance Code were noted, including windows that did not meet egress requirements at the time the building was constructed. The petitioner is seeking an additional extension of time to replace the windows, citing weather and condo action on the type of windows allowed as reasons for delay in window replacement.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: August 8, 2011

Attachments: Application for appeal, remaining violations report

FAX - 812-349-3580

Page 1 of 2



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

RECEIVED
MAY 09 2011

BY: _____

Property Address: 589 Graham PlacePetitioner's Name: Kevin & Sally YoungAddress: ~~6784~~ 6784 Springbrook S.D.R.City: Indianapolis State: IN Zip Code: 46215Phone Number: 317-258-1000 E-mail Address: mask 6780@Comcast.netOwner's Name: Same As Above

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ E-mail Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

60 DAY
Variance Type: Extension of time To Replace Egress
Windows Due to Weather And Condo Action on Type

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Old Business
11-TV-27 (OLD)
Petition Number: 11-TV-27

of Windows



**City of Bloomington
Housing and Neighborhood Development**

589 E. Graham Place
Remaining Violations
May 18, 2011
Page 1 of 3

MAY 23 2011

Remaining Violations Report

3205

OWNERS

YOUNG, KEVIN J. & SALLY
6784 SPRINGBOOK SOUTH DRIVE
INDIANAPOLIS, IN 46219

Prop. Location: 589 E GRAHAM PL
Date Inspected: 12/01/2010
Inspectors: Jo Stong
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

NOTE: Property was vacant at the time of inspection.

REINSPECTION REQUIRED

This report is a reminder that there are outstanding violations of the Housing-Property Maintenance Code of Bloomington. Although you are still within your deadline, the following items must be brought into compliance before a rental occupancy permit will be issued.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Front (south) Bedroom (13-7 x 9-4):

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983.

| | |
|---|------------------------------------|
| Openable area required: 4.75sq. ft. | Existing area: 4.60 sq. ft. |
| Clear width required: 18" | Existing width: 34" |
| Clear height required: 24" | Existing height: 19 ½" |
| Maximum sill height: 48" above finished floor | Existing sill: 39" |

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

SECOND FLOOR

Front (south) Bedroom (13-9 x 9-8):

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983.

| | |
|---|-----------------------------|
| Openable area required: 4.75sq. ft. | Existing area: 5.11 sq. ft. |
| Clear width required: 18" | Existing width: 32" |
| Clear height required: 24" | Existing height: 23" |
| Maximum sill height: 48" above finished floor | Existing sill: 32" |

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Center (east) Bedroom (9-7 x 8-2), Rear Bedroom (11-6 x 8-5):

The emergency egress windows do not meet the minimum requirements for a multi-unit structure built in 1983.

| | |
|---|-----------------------------|
| Openable area required: 4.75sq. ft. | Existing area: 4.95 sq. ft. |
| Clear width required: 18" | Existing width: 31" |
| Clear height required: 24" | Existing height: 23" |
| Maximum sill height: 48" above finished floor | Existing sill: 31" |

The emergency egress windows do not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the windows are altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-059

Address: 618 S. Mitchell Street

Petitioner: William McCoy

Inspector: Jo Stong

Staff Report: January 4, 2011: Conducted cycle inspection
January 11, 2011: Sent cycle report
March 10, 2011: Received first appeal
April 13, 2011: Granted extensions of time—June 15, 2011 for roof repair,
and April 27, 2011 for all other repairs
April 15, 2011: Sent Notice of Board Action
April 26, 2011: Received second appeal

During a cycle inspection violations of the Property Maintenance Code were noted, including a damaged roof. The petitioner states that some repairs have been made, but that the weather has not been conducive to repairing the roof. The petitioner is seeking an additional extension of time to complete the repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: July 8, 2011 for roof repair
June 15, 2011 for all other repairs

Attachments: Cycle Report, Photos, Application for Appeal



RECEIVED
APR 26 2011
BY: JS

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
APR 26 2011
BY: JS

Petitioner's Name: WILLIAM MCCOY

Petitioner's Address & Phone Number: 4376 MOORES CREEK ROAD
BLOOMINGTON, IN 47401

Owner's Name: WILLIAM + LINDA MCCOY

Owner's Address & Phone Number: 4376 MOORES CRK RD BLOOMINGTON, IN 47401

Address of Property: 618 S. MITCHELL ST. BLOOMINGTON, IN

Occupant(s) Name(s): LANA + NICK PATTERSON

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: _____

Name (print): _____

(Will be assigned by BHQA)

11-TV-59 (OLD)

Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

I AM REQUESTING AN EXTENSION OF TIME
TO PERFORM OUTDOOR REPAIRS. I HAVE
COMPLETED THE FURNACE INSPECTION AND
THE ALARM HAS BEEN RE-ATTACHED. I
APPRECIATE YOUR CONSIDERATION.

William McG 4-26-2011

Signature:

William McG

Date:

4-26-2011



618 S. Mitchell Street
January 5, 2011
Page 1 of 3

City of Bloomington Housing and Neighborhood Development

Cycle Report

2198

OWNERS

MCCOY, LINDA
4376 MOORES CREEK
BLOOMINGTON, IN 47401

Prop. Location: 618 S MITCHELL ST
Date Inspected: 01/04/2011
Inspectors: Jo Stong
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

INTERIOR:

Living Room (19-3 x 12-1):
No violations noted.

Dining Room (14-3 x 11-4):
No violations noted.

South Bedroom (10-2 x 9-8):
Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Existing Egress Window Measurements (double-hung):
Height: 24 ½ inches
Width: 34 inches
Sill Height: 28 inches
Openable Area: 5.78 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

157
16

Southwest Bedroom (10-4 x 10-0):

Replace the missing electrical receptacle cover plate on the east wall. PM-605.1

Note: Egress window measurements are the same as in the south bedroom.

Bathroom:

No violations noted.

Kitchen (8-7 x 4-5):

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. PM-504.1

BASEMENT

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

| | | |
|--|---------------------------|----------|
| Desired level: | 0 parts per million (ppm) | |
| Acceptable level in a living space: | 9 ppm | |
| Maximum concentration for flue products: | 50 ppm | PM-603.1 |

EXTERIOR:

Install an approved closing device for the front storm door. PM-102.8 & PM-303.15

Repair or replace damaged or deteriorating roofing (near northeast corner). This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. PM-303.4 & PM-303.7

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

Properly paint or provide other protective treatment on the new wall at the southwest corner of the property.

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2
(this violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.050 (d).

158

17

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

159





City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-62
Address: 1900 S. Oakdale Drive West
Petitioner: Lorelei Flohr-Cascio-Sperry
Inspector: Maria McCormick & Robert Hoole
Staff Report: December 14, 2010 Completed Cycle Inspection
March 21, 2011 Received Application for Appeal

During the cycle inspection there were multiple violations noted including several life safety violations and a general violation (all apartments in the complex) of the windows not being weather tight, opening and closing correctly and locking properly. The petitioner is requesting an additional 90 days from the date the appeal was filed to complete the repairs.

Staff recommendation: Grant the extension of time with the deadlines as stated below.
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: June 15, 2011 for all smoke detector, fire extinguisher and electrical related violations. A deadline of June 30, 2011 for all other violations.
Attachments: Application for Appeal, Cycle Report



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Petitioner's Name: Lorelei Flohr-Cassio-Sperry

Petitioner's Address & Phone Number: 1303 MATLOCK RD, 47408, 327-2282

Owner's Name: Lorelei Flohr-Cassio-Sperry

Owner's Address & Phone Number: SAME AS ABOVE

Address of Property: 2201 S. DAKOTA, 47403 - WAPCHAMPE BLVD APTS
164 UNITS

Occupant(s) Name(s): _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
↳ Specify the items that need the extension of time to complete
↳ Explain why the extension is needed
↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
↳ Specify the code reference number you are appealing
↳ Detail why you are requesting the variance
↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
↳ Detail the existing variance
↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Lorelei B. Flohr-Cassio-Sperry (Will be assigned by BHQA)
Name (print): Lorelei B. Flohr-Cassio-Sperry Petition Number: 11-TV-62

(Please use the reverse side for further explanation and/or request)

Since December of 2009, my ex-husband, Matthew Cascio, was responsible for selecting a management company for Wapehani Hills. The first management company, Buckingham, quit after about a year. Matthew selected a second management company, Hallmark, contrary to our original property settlement. On November 16, 2010, the court took that responsibility of owner's representative away from Matthew and awarded it to me. However, during that period Matthew and his management companies did not maintain the property.

When my husband, Phillip Sperry, and I took over as owner's representative, we volunteered our efforts to fix up units that were deemed "unrentable". There were 16 of these units when we started and now there are 8.

As we will be doing the majority of the work to correct the items on the list, we request another 90 days to complete our work.



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

5023

OWNERS

WAPEHANI HILLS APARTMENTS, LLC
2201 S. OAKDALE DRIVE
BLOOMINGTON, IN 47403

Prop. Location: 1900 S OAKDALE WEST DR W
Date Inspected: 12/14/2010
Inspectors: McCormick/Hoole
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 161 / 31
Number of Bedrooms: 2,3,4
Max # of Occupants: 4,5,5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: none

Note: Room inventory and dimensions are in the file.

All bedrooms:

Existing Egress Window Measurements
Height: 27 inches
Width: 32 inches
Sill Height: 24 inches
Openable Area: 6.0 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

General Violation – All Apartments:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Repair all windows to lock. PM-303.13.2

INTERIOR:

1861 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Bathroom:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1863 –

See general violations.

All Rooms:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Rear Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Remove the window air conditioner to allow the window to function as intended. PM-303.13.2

1865 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Front Bedroom:

Replace the missing electrical receptacle covers. PM-605.1

1867 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1860 –

See general violation.

1862 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bathroom:

Secure toilet to its mountings. PM-504.1

1864 –

See general violation.

Kitchen:

Replace the discharged fire extinguisher. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

1866 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1871 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1873 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1875 –

See general violation.

Living Room:

Repair or replace door knob/lock assembly on the front entry door in a manner so that it functions as intended. PM-102.8 & PM-304.6

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Rear Bedroom:

Install/replace the back-up batteries in smoke detectors so that they function as intended. PM-704.1

Bathroom:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1877 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1880 --

See general violation.

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Replace the missing toilet tank lid. PM-504.1

Front Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

1882 --

See general violation.

Hallway:

Replace existing smoke detector in a manner so that it functions as intended. PM-704.1

1884 --

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1886 --

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Bathroom:

Properly repair or replace broken or missing vanity cabinet doors. PM-304.3

Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

1900 –

See general violation.

1st Floor Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

2nd Floor Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Front Right Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

Repair or replace closet doors so they function as intended. PM-304.6

Front Left Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Rear Left Bedroom:

Properly repair or replace loose, damaged, or missing floor covering at the entrance to the room. PM-304.4

1902 –

See general violation.

2nd Floor Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall above the shower surround. PM-304.3

Replace the broken toilet. PM-504.1

1904 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Right Bedroom; Left Bedroom:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Replace the missing protective cover for the light fixture. PM-605.1

1906 –

See general violation.

Kitchen:

Replace the discharged fire extinguisher. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Bathroom:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1908 –

See general violation.

1910 –

See general violation.

Kitchen:

Replace non-functioning electrical receptacle to the left of the sink with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

1914 –

See general violation.

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle adjacent to the back door with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

Kitchen continued:

Replace the discharged fire extinguisher. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Rear Bedroom:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Master Bedroom/Bath:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1920 –

See general violation.

Stairway:

Repair the hole in the wall. PM-304.3

1922 –

See general violation.

2nd Floor Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

1924 –

See general violation.

There was no electrical service at the time of initial inspection. Service must be restored and any violations corrected in the same 60 day deadline as other violations.

All Rooms:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Kitchen continued:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1926 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1928 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1930 –

See general violation.

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Mechanical Closet:

Install an air gap between the TPR tube and the drain. PM-505.4

1932 –

See general violation.

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

1934 –

See general violation.

1940 –

See general violation.

Master Bedroom/Bath:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1942 –

See general violation.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Left Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Re-install the towel rack. PM-304.3

1944 –

See general violation.

Living Room:

Repair or replace door knob/lock assembly on the front entry door in a manner so that it functions as intended. PM-102.8 & PM-304.6

1946 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1948 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1950 –

See general violation.

Bathroom:

Repair the toilet in a manner so that it functions as intended. PM-504.1

2000 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

1st Floor Bathroom:

Seal the top of the shower surround. PM-304.1

2nd Floor Bathroom:

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. PM-504.1

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2001 –

See general violation.

Kitchen:

Repair or replace the peeling linoleum. PM-304.4

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Laundry Closet:

Properly repair the dryer vent to function as intended. PM-403.3

Bathroom:

Repair the toilet to flush as intended. PM-504.1

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2002 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Hallway:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Master Bedroom/Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2003 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Kitchen continued:

Repair the faucet to eliminate the leak. PM-504.1

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Hallway:

Repair or replace the damaged closet doors so they function as intended. PM-304.6

Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2004 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Bathroom:

Properly secure the toilet tank to the base of the toilet. PM-504.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall above the shower surround, including the removal of all mold and mildew. PM-304.3

Master Bedroom/Bath:

Replace the missing heating/air conditioning vent cover. PM-603.1

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Left Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2005 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2006-

See general violation.

Entry:

Replace the missing protective cover for the light fixture on the front porch. PM-605.1

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the top of the shower surround. PM-304.1

Hallway:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall. PM-304.3

2008 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the faucet to eliminate the constant dripping. PM-504.1

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Properly repair or replace broken or missing cabinet drawer. PM-304.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Hallway:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Install/replace the back-up batteries in smoke detectors so that they function as intended. PM-704.1

Right Rear Bedroom:

Replace the broken electrical receptacle cover on the right wall. PM-605.1

2009 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2010 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2nd Floor Bathroom:

Seal the top of the shower surround. PM-304.1

2011 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2012 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Kitchen continued:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2013 --

See general violation.

Living Room:

Properly secure the floor covering at threshold in the exterior doorway. PM-303.15

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2014 --

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Master Bedroom/Bath:

Properly repair floor and wall adjacent to the tub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Remove the deteriorated and mildewed caulk and re-seal the shower surround. PM-304.1

2015 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall above the shower. PM-304.3

2016 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair dishwasher to function as intended. PM-504.1

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2018 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2020 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair dishwasher to function as intended. PM-504.1

2022 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Kitchen continued:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2nd Floor Bathroom:

Seal the perimeter of the shower surround. PM-304.1

2024 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Replace the damaged and deteriorated threshold at the rear door. PM-303.15

2026 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

2028 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Mechanical Closet:

Properly re-attach the cover for the controls (top) on the water heater. PM-505.4

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Master Bedroom/Bath:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Right Rear Bedroom:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

2030 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2032 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Front Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2034 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2036 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2038 –

See general violation.

Living Room/Dining Room:

Replace the missing protective cover for the light fixture. PM-605.1

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. There are cracks where the walls meet the ceilings. PM-304.3

Bathroom:

Repair the surface of the ceiling above the bathtub to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Master Bedroom/Bath:

Properly repair or replace broken vanity countertop and cabinet. PM-304.3

Replace the missing protective cover for the light fixture. PM-605.1

Left Rear Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

Right Rear Bedroom:

Determine the source and eliminate the water leak in the ceiling. PM-504.1

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Hallway:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

2040 –

See general violation.

1st Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Kitchen:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Replace the missing burners for the stove. PM-404.7

Repair or replace the laundry closet doors so they function as intended. PM-304.6

1st Front Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2nd Rear Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

2042 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Re-mount the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2044 –

See general violation.

Living Room:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Properly repair or replace loose, damaged, or missing carpet. PM-304.4

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Re-locate the existing fire extinguisher from inside the laundry closet. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Hallway:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2046 –

See general violation.

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

2048 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

1st Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Secure toilet to its mountings. PM-504.1

2050 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2052 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

1st Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Rear Bedroom:

Determine the source and eliminate the water leak between the closets. PM-504.1

Rear Bedroom continued:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damage done by the water leak. PM-304.3

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Properly repair the damage done by the water leak. PM-304.3

Front Right Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2054 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2056 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly repair the damaged countertop. PM-304.3

1st Floor Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Remove the cardboard and properly repair the hole in the ceiling. PM-304.3

2nd Floor Bathroom:

Seal the top of the shower surround. PM-304.1

2058 –

See general violation.

Living Room:

Properly secure the floor covering at threshold in the exterior doorway. PM-303.15

Repair or replace doors on the mechanical closet so they function as intended. PM-304.6

1st Floor Bathroom:

Properly repair floor adjacent to the bathtub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Seal the top of the shower surround. PM-304.1

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair the surface of the ceiling in the dining area to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Rear Left Bedroom:

Repair/replace the damaged door. PM-304.6

Replace the missing electrical receptacle cover to the right of the door. PM-605.1

Repair the hole in the wall behind the door. PM-304.3

Hallway:

Repair the light fixture so that it is mounted as intended. PM-605.1

2nd Floor Bathroom:

Repair the lights to function as intended. PM-605.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall above the tub surround. PM-304.3

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Right Rear Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

2060 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Right Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2062 -

See general violation.

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall on both sides of the cabinet above the toilet. PM-304.3

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Master Bedroom/Bath:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. PM-304.3

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

2064 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the

Kitchen continued:

month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. PM-504.1

Properly repair or replace damaged door jamb on the back door. PM-303.15

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Properly repair floor adjacent to the bathtub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall adjacent to the bath tub and above the shower surround. PM-304.3

2066 -

See general violation.

Kitchen:

Repair dishwasher to function as intended. PM-504.1

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair or replace the laundry closet doors so they function as intended. PM-304.6

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2071 -

See general violation.

Kitchen:

Repair or replace closet doors so they function as intended. PM-304.6

2nd Front Bedroom:

Repair the light fixture in the closet to function as intended. PM-605.1

Repair or replace closet doors so they function as intended. PM-304.6

2nd Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2073 -

See general violation.

Kitchen:

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Right Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2077 -

See general violation.

Living Room; Hallway; All Bedrooms:

Properly repair or replace loose, damaged, or missing carpeting. PM-304.4

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle (to the left of the sink) with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2079 –

See general violation.

Kitchen:

Properly secure the wiring cover on the water heater in the mechanical closet. PM-505.4

2081 –

See general violation.

Living Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

1st Floor Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Mechanical Closet:

Repair the hole in the ceiling. PM-304.3

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2nd Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2nd Floor Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2nd Floor Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2083 –

See general violation.

All Rooms:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance NFPA 72. PM-704.1

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace the entry closet doors so they function as intended. PM-304.6

Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

2085 -

See general violation.

All Rooms:

Properly repair or replace deteriorated carpeting. PM-304.4

Kitchen:

Replace the discharged fire extinguisher. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Properly repair or replace broken or missing cabinet drawer. PM-304.3

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Front Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Bathroom:

Repair/replace the damaged door so that it will latch as intended. PM-304.6

2087 -

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Properly repair the loose deadbolt lock to function as intended. PM-303.13

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle (to the left of the sink) with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

Front Right Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Hallway:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2089 –

See general violation.

Living Room:

Repair the entry door to be weather tight and latch as intended. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Front Bedroom:

Re-arrange the furniture to create a clear path to the window. PM-702.1

2091 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path**

Kitchen continued:

of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Properly repair or replace broken or missing cabinet drawer. PM-304.3

Front Bedroom:

Re-arrange the furniture to create a clear path to the window. PM-702.1

2093 --

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2095 --

See general violation.

2097 --

See general violation.

2100 --

See general violation.

2102 --

See general violation.

Front Bedroom:

Re-arrange the furniture to create a clear path to the window. PM-702.1

2104 --

See general violation.

2106 --

See general violation.

Mechanical Closet:

Install an air gap between the TPR tube and the drain. PM-505.4

2110 –

See general violation.

Mechanical Closet:

Install an air gap between the TPR tube and the drain. PM-505.4

2112 –

See general violation.

2114 –

See general violation.

All Rooms:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

2116 –

See general violation.

All Rooms:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

2120 –

See general violation.

2122 –

See general violation.

2124 –

See general violation.

Mechanical Closet:

Install an air gap between the TPR tube and the drain. PM-505.4

Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

2126 –

See general violation.

All Rooms:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2130 –
See general violation.

Kitchen:
Repair or replace the furnace blower to function as intended. (it is too loud.) PM-603.1

2132 –
See general violation.

2134 –
See general violation.

Kitchen:
Repair or replace the loose electrical receptacle to the right of the stove and provide it with GFCI Protection. PM-605.1

2136 –
See general violation.

2140 –
See general violation.

Entry:
Replace the missing protective cover for the light fixture on the front porch. PM-605.1

Living Room:
Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:
Seal edge of floor covering adjacent to bathtub. PM-304.1

Front Bedroom:
Re-arrange the furniture to create a clear path to the window. PM-702.1

2142 –
See general violation.

Bathroom:
Clean and service the exhaust fan so that it functions as intended. PM-603.1

2144 –
See general violation.

Kitchen:

Repair or replace the leaking TPR valve on the water heater. PM-505.4

Front Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2146 –

See general violation.

Bathroom:

Secure toilet to its mountings. PM-504.1

2150 –

See general violation.

All Rooms:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance NFPA 72. PM-704.1

2152 –

See general statement.

2154 –

See general statement.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2156 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Replace broken electrical receptacle (2nd Left of the stove). PM-605.1

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2158 –

See general violation.

Bathroom:

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. PM-504.1

2200 –

See general violation.

Replace the missing protective cover for the light fixture on the front porch. PM-605.1

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2204 –

See general violation.

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2206 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Back Porch:

Remove and properly dispose of all accumulated or scattered trash on property. PM-302.1

2208 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Front Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2210 –

See general violation.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2212 –

See general violation.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2214 –

See general violation.

Living Room:

Repair or replace damaged entry door in a manner so that it is reasonably weather tight and functions as intended. PM-304.6

Repair the hole in the wall to the left of the entry door. PM-304.3

Kitchen/Dining Room:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen/Dining Room continued:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Properly repair, then clean and surface coat damaged or stained ceiling area. PM-304.3

1st Floor Bathroom:

Seal the perimeter of the shower surround including along the floor. PM-304.1

2216 -

See general violation.

Kitchen/Dining Room:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2220 -

See general violation.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen continued:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2222 -

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. PM-504.1

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along the floor. PM-304.1

2nd Floor Hallway:

Replace broken (scorched) electrical receptacle at the end of the hall. PM-605.1

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

1st Front Bedroom; Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2nd Front Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

2224 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged door adjacent to the front entry door. PM-304.3

Kitchen:

Repair or replace damaged back door in a manner so that it is reasonably weather tight and functions (locks) as intended PM-304.6

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate existing fire extinguisher. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2226 -

See general violation.

Front Porch:

Replace the missing protective cover for the light fixture. PM-605.1

Kitchen:

Repair or replace the damaged countertop on the island. PM-304.3

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

1st Floor Bathroom:

Replace the cracked toilet bowl. PM-504.1

Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

1st Front Bedroom:

Install/replace the back-up batteries in smoke detectors so that they function as intended. PM-704.1

2nd Floor Bathroom:

Seal the top of the shower surround. PM-304.1

2228 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair or replace laundry closet doors so they function as intended. PM-304.6

1st floor Hallway:

Repair or replace mechanical closet doors so they function as intended. PM-304.6

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2nd Floor Bathroom:

Repair tub drain to function as intended. PM-504.1

Seal the perimeter of the shower surround including along the floor. PM-304.1

2nd Front Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Replace the missing protective cover for the light fixture. PM-605.1

2230 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Repair or replace damaged back door in a manner so that it is reasonably weather tight and functions (locks) as intended PM-304.6

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2nd Floor Hallway/Stairs:

Properly repair or replace loose, damaged, or missing floor covering at the top of the stairs and in the thresholds for all the bedrooms. PM-304.4

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2nd Floor Hallway/Stairs continued:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Properly repair the hole adjacent to the attic access. PM-304.3

2nd Front Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

1st Front Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2232 --

See general violation.

Living Room:

Properly secure the floor covering at the threshold in the exterior doorway. PM-303.15

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Right Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Left Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2234 --

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround including along the floor. PM-304.1

Front Bedroom Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Master Bedroom/Bath:

Unable to enter this room at the time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2236 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Back Porch:

Repair or replace storage closet door so they function as intended. PM-304.6

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Left Rear Bedroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. At the entrance to the room from the hallway. PM-304.3

2238 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall above the shower surround. PM-304.3

2250 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

252 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2254 -

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2256 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2258 –

See general violation.

Living Room:

Repair the entry door to be weather tight and function as intended. No gaps shall be visible around the edges. PM-303.13

Properly repair or replace the torn carpet. PM-304.4

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Master Bedroom/Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2260 –

See general violation.

All Rooms:

Sanitize and dry, or replace all floor covering that have been damaged or exposed to moisture from pet feces. PM-304.3

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2262 -

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Mechanical Closet:

Properly repair or replace the furnace to function as intended. PM-603.1

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Right Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2264 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Kitchen continued:

Remount the fire extinguisher to an approved location. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2266 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2268 -

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Properly repair the floor adjacent to the back door. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Right Rear Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall to the right of the door. PM-304.3

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Master Bedroom/Bath:

Seal the perimeter of the shower surround including along the floor. PM-304.1

2270 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Front Bedroom:

Repair the hole(s) in the door or replace the door. PM-304.6

Bathroom:

Seal the top of the shower surround. PM-304.1

2272 -

See general violation.

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Laundry Closet:

Properly reattach the dryer vent. PM-403.3

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Seal the top of the shower surround. PM-304.1

Master Bedroom/Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Seal the top of the shower surround. PM-304.1

2274 --

See general violation.

Kitchen:

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Repair the dishwasher to function as intended. PM-504.1

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Determine the source and eliminate the water leak above the back door. PM-504.1

Repair the entry door to be weather tight and latch properly. No gaps shall be visible around the edges. PM-303.13

Right Rear Bedroom; Master Bedroom:

Properly repair or replace the torn carpet. PM-304.4

2276 --

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Mechanical Closet:

Install a Temperature/pressure relief (TPR) valve discharge tube on the water heater. It must meet the following:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

2278 -

See general violation.

This unit had no water service at the time of initial inspection. Check all plumbing fixtures at re-inspection. All violations found must be brought into compliance in the same 60 day deadline.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround. PM-304.1

Master Bedroom/Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Right Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2280 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the

Kitchen continued:

person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall around the shower head. PM-304.3

2282 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2284 -

See general violation.

Living Room:

Repair the entry door to be weather tight and lock as intended. No gaps shall be visible around the edges. PM-303.13

Hallway:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Bathroom:

Seal the perimeter of the shower surround. PM-304.1

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2286 –

See general violation.

Living Room:

Repair the entry door to be weather tight and latch properly. No gaps shall be visible around the edges. PM-303.13

Kitchen:

~~Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-~~
303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Back Porch:

Repair or replace closet door so it functions as intended and is weather tight. PM-304.6

2288 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Right Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2290 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2292 -

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2294 -

See general violation.

Living Room:

Properly secure the floor covering at the threshold in the exterior doorway. PM-303.15

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall above the light switch. PM-304.3

Master Bedroom/Bath:

Replace the missing electrical receptacle cover under the window. PM-605.1

Install/replace the back-up batteries in smoke detectors so that they function as intended. PM-704.1

Right Rear Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall behind the door. PM-304.3

2296 -

See general violation.

Living Room:

Repair the entry door to be weather tight and latch as properly. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Bathroom:

Repair sink drain to function as intended. PM-504.1

Left Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

EXTERIOR:

Trim all trees and shrubs that encroach on the sidewalks. PM-302.4.1

Fill all depressions under the rear deck of apartment 1934 to eliminate the collection of stagnate water. PM-302.2

Reposition and properly support the fallen HVAC unit adjacent to apartment 1871. PM-603.1

Repair or replace the fallen retaining wall in the parking area across from building R. PM-302.7

Fill the hole near the parking area adjacent to building T. PM-302.2

Fill the hole near the sidewalk adjacent to apartment 2102. PM-302.2

Replace the missing vent louvers on Building R. PM-303.6

Re-label the electrical disconnects for building AA. PM-604.1

Fill all depressions under the rear deck of apartment 1934 to eliminate the collection of stagnate water. PM-302.2

Common area adjacent to Apartment 1875 –

Secure the guardrail along the 2nd story landing so it is capable of withstanding normally imposed loads. PM-303.12

Common area adjacent to Apartment 2140 –

Repair the light fixture adjacent to the entrance to function as intended. PM-605.1

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building. (National Fire Code 315.2.5) PM-102.3

Exception: Buildings or rooms constructed for such use in accordance with the International Building Code.

Common area adjacent to Apartment 2152 –

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building. (National Fire Code 315.2.5) PM-102.3

Exception: Buildings or rooms constructed for such use in accordance with the International Building Code.

Building L –

Remove and properly dispose of all accumulated trash in the common hallway/stairwell. PM-302.1

Building Q –

Properly secure loose shingles, and/or replace damaged or missing shingles on structure. PM-303.7

Building X –

Repair the light fixture in the common hall/stairway to function as intended. PM-605.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-65

Address: 1912 E. Hunter Ave.

Petitioner: John Kinder

Inspector: Norman Mosier

Staff Report: January 25, 2011 - Conducted Cycle Inspection
March 28, 2011 - Received BHQA Appeal
May 5, 2011 - Conducted Re-inspection
May 11, 2011 - Sent RV Report

Petitioner is requesting an extension of time to complete repairs and receive the windows on order, and to install the windows once received.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 15, 2011 For life safety violations-smoke detectors.
June 30, 2011 For all other violations.
Provide documentation for windows that are on order.

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violation Report



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 1912 E. Hunter Ave

Petitioner's Name: John Kinder

Address: PO Box 1243

City: Bloomington State: IN Zip Code: 47402

Phone Number: 320-3000 E-mail Address: KINDER.LLC@GMAIL.COM

Owner's Name: Same

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ E-mail Address: _____

Occupants: 3

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: _____

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

11-TV-65

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

I had three contractors bid on the windows that have to be fixed and the contractor that is doing the work is waiting on the windows to get in and he is waiting on that. An additional 3 weeks is requested, this time is for the windows to get in and be replaced. Which would put the inspection to be completed by April 18th

Signature (Required):

John A. Kinder

Name (Print):

John A. Kinder

Date:

3-28-11

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
Housing and Neighborhood Development

Cycle Report

6603

OWNERS

BTOWN PROPERTIES, LLC
1032 E. JENNIFER COURT
BLOOMINGTON, IN 47401

Prop. Location: 1912 E HUNTER AVE
Date Inspected: 01/05/2011
Inspectors: Norman Mosier
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

INTERIOR:

N/C Kitchen:

Repair/replace the broken latch on the cabinet door below the sink. PM-304.3

C Properly ground the electrical receptacle on the north wall adjacent to the fire extinguisher. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. PM-605.1

C All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

No violations noted.

S Bedroom 20 x 14:

N/C Repair all smoke detector in this room to be interconnected. PM-704.1

Existing Egress Window Measurements: Dbl Hung: Const. Yr. - 1899

Height: 25.5 inches

Width: 24 inches

Sill Height: 14 inches

Openable Area: 4.25 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Living / Dining Area 27 x 13: L. WINDOW W. WALL

N/C Every window shall be capable of being easily opened and held in position by its own hardware, west wall, left window. Also north window. PM-303.13.2

N/C Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

N Bedroom 13 x 10: Exit door for egress requirements.

N/C Repair the interior door to latch properly. PM-304.6

C Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.(exterior door) PM-702.3

C Every window shall be capable of being easily opened and held in position by its own hardware. (north wall) PM-303.13.2

C Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Attic:

No access.

Center Bedroom 15 x 10:

No violations noted.

Existing Egress Window Measurements: Dbl Hung: Const. Yr. - 1899

Height: 25.5 inches

Width: 24 inches

Sill Height: 14 inches

Openable Area: 4.25 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Basement

Stairway:

N/C Properly install a weather strip on the exterior entrance door at top of stairway to exclude air infiltration as completely as possible, and to substantially exclude rain. PM-303.13

Main Room:

N/C Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model and be interconnected. PM-704.1

N/C Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

| | |
|--|---------------------------|
| Desired level: | 0 parts per million (ppm) |
| Acceptable level in a living space: | 9 ppm |
| Maximum concentration for flue products: | 50 ppm |

PM-603.1

N/C Replace the missing cover plate on the overhead junction box at base of stairway. PM-605.1

EXTERIOR:

N/C Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2
(This violation has a one-year deadline from the date the Cycle Inspection Report.)

C N/C Clean debris from the roof, gutters and downspouts. PM-303.7

C Remove and properly dispose of yard waste/brush pile. PM-102.3 & PM-302.1

OTHER REQUIREMENTS:

Required documentation:

N/C A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

N/C The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
Housing and Neighborhood Development

MAY 11 2011

Remaining Violations Report

6603

OWNERS

BTOWN PROPERTIES, LLC
1032 E. JENNIFER COURT
BLOOMINGTON, IN 47401

Prop. Location: 1912 E HUNTER AVE
Date Inspected: 01/05/2011
Inspectors: Norman Mosier
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Kitchen:

Repair/replace the broken latch on the cabinet door below the sink. PM-304.3

S Bedroom 20 x 14:

Repair all smoke detector in this room to be interconnected. PM-704.1

Living / Dining Area 27 x 13:

Every window shall be capable of being easily opened and held in position by its own hardware, west wall, left window. PM-303.13.2

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

N Bedroom 13 x 10: Exit door for egress requirements.

Repair the interior door to latch properly. PM-304.6

Basement

Stairway:

Properly install a weather strip on the exterior entrance door at top of stairway to exclude air infiltration as completely as possible, and to substantially exclude rain. PM-303.13

Main Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model and be interconnected. PM-704.1

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

| | |
|--|---------------------------|
| Desired level: | 0 parts per million (ppm) |
| Acceptable level in a living space: | 9 ppm |
| Maximum concentration for flue products: | 50 ppm |

PM-603.1

Replace the missing cover plate on the overhead junction box at base of stairway. PM-605.1

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2
(This violation has a one-year deadline from the date the Cycle Inspection Report.)

Clean debris from the roof, gutters and downspouts. PM-303.7



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-67
Address: 252 N. Walnut Street
Petitioner: Omega Properties
Inspector: Maria McCormick & Norman Mosier
Staff Report: January 6, 2011 Completed Cycle
April 5, 2011 Completed Re-inspection

At the cycle inspection it was noted that several of the wooden windows had started to rot. The petitioner is requesting an additional 90 days to replace these 13 windows.

Staff recommendation: Grant the extension of time.
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: July 15, 2011
Attachments: Application of Appeal, Remaining Violations Report, Photos



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
APR 05 2011

BY: _____

Petitioner's Name: Orion Properties

Petitioner's Address & Phone Number: 115 E 6th Bloomington IN 47404

Owner's Name: Mary Friedman

Owner's Address & Phone Number: 115 E 6th Bloomington IN 47404

Address of Property: 252 N. Walnut

Occupant(s) Name(s): _____

The following conditions must be found in each case in order for the Board to consider the request:
1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
 ↳ Specify the items that need the extension of time to complete
 ↳ Explain why the extension is needed
 ↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 ↳ Specify the code reference number you are appealing
 ↳ Detail why you are requesting the variance
 ↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
 ↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
 ↳ Detail the existing variance
 ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: [Signature]

Name (print): Bret Morris

11-TV-67
Petition Number: _____

(Please use the reverse side for further explanation and/or request).



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Windows - Have Rotting Windows, Fand Company
that can build replacement windows to fit in opening
This project could take up to 3 months to
complete. There were 13 bad windows & frames. Also
didn't want to start this project during the winter
months.

Ther's

Signature:

Date:

4-5-11



**City of Bloomington
Housing and Neighborhood Development**

APR 07 2011

Remaining Violations Report

6432

OWNERS

FRIEDMAN, MARY & DAN
629 S. WOODSCREST DRIVE
BLOOMINGTON, IN 47401

AGENT

OMEGA PROPERTIES
115 E. 6TH ST. STE. #1
BLOOMINGTON IN 47408

Prop. Location: 252 N WALNUT ST
Date Inspected: 01/06/2011
Inspectors: McCormick/Mosier
Primary Heat Source: Electric
Property Zoning: CD
Number of Stories: 4

Number of Units/Structures: 13 / 1
Number of Bedrooms: 2 & 3
Max # of Occupants: 4 & 5
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Apartment A –

Half Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Apartment D –

Kitchen:

Repair or replace the broken window. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

2nd Floor Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

2nd Floor Hallway:

Repair or replace the windows to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment G –

Living Room:

Repair or replace all the window so that they may function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment I –

East Bedroom:

Repair or replace the damaged window to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment K –

Living Room:

Repair or replace the damaged window to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

East Bedroom:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

West Bedroom:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment L -

Living Room:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

SW Bedroom:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment M -

South Bedroom:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2







City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

| | | |
|------------------|--|----------------------------------|
| Meeting Date: | 08 June 2011 | |
| Petition Type: | An extension of time to complete repairs | |
| Petition Number: | 11 TV-068 | |
| Address: | 1607 S. Camby Ct. | |
| Petitioner: | Parker Real Estate Management/Candi Mullis | |
| Inspector: | Michael Arnold | |
| Staff Report: | 03 December 2010 | Cycle Inspection |
| | 20 December 2010 | Sent Inspection Report |
| | 23 February 2011 | Sent Remaining Violations Report |
| | 22 March 2011 | Start Legal |
| | 06 April 6 2011 | Received Appeal |

During the cycle inspection it was noted that there was deteriorated paint on the exterior surfaces and there was a deteriorated portion of the sidewalk. Per the petitioner's letter, the structure is currently vacant and the owner is considering selling the property. However, there is a deposit for a June 2011 move-in date for the structure. The petitioner is requesting until 01 June 2011 to complete the all repairs except exterior painting before the move-in date. There is a 03 December 2011 deadline for the exterior painting

| | |
|-----------------------|---|
| Staff recommendation: | Grant the extension of time. |
| Conditions: | All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines. |
| Compliance Deadline: | 01 July 2011 for sidewalk repairs and 03 December 2011 for exterior painting |



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
APR 06 2011

BY: _____

Petitioner's Name: CANDI Mullis / For PARKER REAL Estate Mgt.

Petitioner's Address & Phone Number: 621 N. Walnut / PO Box 1112 3392115

Owner's Name: OZER Erdem

Owner's Address & Phone Number: 2233 Central Ave INDIANAPOLIS IN 46205

Address of Property: 1607 E Canby Ct.

Occupant(s) Name(s): not occupied vacant

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

• Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Candace Mullis

Name (print): CANDACE A. Mullis

(Will be assigned by BHQA)

11-TV-68

Petition Number: _____

(Please use the reverse side for further explanation and/or request)

RECEIVED
APR 03 2011

BY: _____



November 11, 2010

City Of Bloomington
Housing and Neighborhood Development
P.O. Box 100
Bloomington, In. 47402

To Whom It May Concern:

Enclosed please find the Application for Appeal and the \$20.00 filing fee for 1607 E. Camby Court.

A cycle inspection was conducted on 12/03/10. At the time of the initial inspection the tenants were being evicted for non-payment. The house is currently vacant which is putting undo hardship on the owner. On the report it states to repair/ replace the deteriorated portion of the front sidewalk and to scrape and paint the exterior where paint is peeling or wood is exposed (East wall windows/ deadline of 12/03/11). I have estimates for the work to be completed but the owner did not approve because they were thinking of selling the house. We do have a deposit for a June 2011 move in date and are scheduling the repairs before the move in date.

For the reasons stated above we request an extension of time to complete repairs till June 1, 2011.

Yours Truly,
Candi Mullis
Maintenance Coordinator
Parker Real Estate Mgt.

101
98

Attachments:

Application, Letter, Remaining Violations Report

Remaining Violations Report

8444

OWNERS

=====

ERDEM, OZER
2233 CENTRAL AVENUE
INDIANAPOLIS, IN 46205

AGENT

=====

PARKER REAL ESTATE MANAGEMENT
PO BOX 1112
BLOOMINGTON IN 47402

Prop. Location: 1607 E CAMBY CT
Date Inspected: 12/03/2010
Inspectors: Mike Arnold
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 3
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: none

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Exterior:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2 (East wall Windows). **(This item has a deadline of 12/03/2011):**

Repair/replace the deteriorated portion of the front walk. PM-302.3



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-69

Address: 1721 N. Lincoln

Petitioner: Parker Real estate Mgt.

Inspector: Robert Hoole

Staff Report: February 23, 2011 Cycle inspection mailed
April 6, 2011 Appeal filed

During the cycle inspection it was noted that the egress windows did not meet the building code requirements in place at the time of construction. The petitioner is seeking an extension of time to secure a variance from the State of Indiana for the windows.

Egress window requirements at the time of construction (1990):

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches maximum
Openable Area: 5.7 sq. ft.

Existing Egress Window Measurements:

Height: 20 ½ inches
Width: 34 inches
Sill Height: 36 inches
Openable Area: 4.84sq. ft.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: July 8, 2011

Attachments: Cycle inspection report, appeal form



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
APR 06 2011

BY:

Petitioner's Name: CANDI Mullis w/ Parker Real Estate Mgt.

Petitioner's Address & Phone Number: 621 N. Walnut St / P.O. Box 1112 Bgtn 33921

Owner's Name: Chesters Rentals LLC
317-837-9900

Owner's Address & Phone Number: 1924 S. Dix Jones Rd. Avon IN 46123

Address of Property: 1721 N. Lincoln St Bgtn

Occupant(s) Name(s): Annemarie Rompra, Monica Schuring

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Candace Mullis For Parker Mgt.

Name (print): CANDACE A. Mullis

(Will be assigned by BHQA)

11-TV-69

Petition Number: _____

(Please use the reverse side for further explanation and/or request)



**Parker
Real Estate
Management**

621 N. Walnut St.
P.O. Box 1112
Bloomington, IN 47402

RECEIVED
APR 07 2011

BY: _____

April 5, 2011

City Of Bloomington
Housing and Neighborhood Development
P.O. Box 100
Bloomington, In. 47402

To Whom It May Concern:

Enclosed please find the Application for Appeal and the \$20.00 filing fee for 1721 N. Lincoln St.

A cycle inspection was conducted on February 14, 2011. All violations have been complete except for the windows that now are in non-compliance. I have asked the Department of Homeland Security and the Fire Prevention and Building Safety Commission for a variance for these windows. I am requesting an extension of time to complete the application process and the approval decision till July 15, 2011. The commission meeting and review is on June 7, 2011. After the review meeting we will need to have copies of the variance, if granted to provide to the HAND Department.

Per the inspection:

Upper Level Bedrooms: The egress window does not meet the minimum code requirements for the time the structure was built. The window shall be altered or replaced to meet the code requirements at the time of construction.

Existing Egress Window Measurements:

Height: 20.5 inches

Width: 34 inches

Sill Height: 36 inches

Openable Area: 4.84 Sq. Ft.

For the reasons stated below we request an extension of time.
This window has never been violated in past inspections.

Yours Truly,
Candi Mullis
Maintenance Coordinator
Parker Real Estate Mgt.

106
96



City of Bloomington
Housing and Neighborhood Development

Cycle Report

3125

OWNERS

=====

CHESTERS RENTALS, LLC
1924 S. DAN JONES ROAD
AVON, IN 46123

AGENT

=====

CUNNINGHAM, CHERYL
1924 S. DAN JONES ROAD
AVON IN 46123

Prop. Location: 1721 N LINCOLN ST
Date Inspected: 02/14/2011
Inspectors: Robert Hoole
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 4
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure:

INTERIOR

Egress window requirements at the time of construction (1990):

Height: 24 inches
Width: 20 inches
Sill Height: 44 inches maximum
Openable Area: 5.7 sq. ft.

Living room (12 x 18)

No violations noted.

Kitchen (10 x 6)

No violations noted.

107
97

1st floor ½ bath

Thoroughly clean and service the furnace. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

2nd floor hallway

No violations noted.

Rear bedroom / bath (11 x 13)

Existing Egress Window Measurements:

Height: 20 ½ inches
Width: 34 inches
Sill Height: 36 inches
Openable Area: 4.84sq. ft.

The egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City cannot issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or, you apply for an egress variance with the Indiana Fire and Building Safety Commission. PM-702.4

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Front bedroom / bath (13 x 11)

Existing Egress Window Measurements:

Height: 20 ½ inches
Width: 34 inches
Sill Height: 36 inches
Openable Area: 4.84sq. ft.

The egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City cannot issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or, you apply for an egress variance with the Indiana Fire and Building Safety Commission. PM-702.4

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

2nd floor toilet room

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Attic

No violations noted.

Crawlspace

No violations noted.

EXTERIOR

Label the electrical disconnect to indicate which unit it serves. PM-605.1

OTHER REQUIREMENTS

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-70

Address: 1122 S. Rogers Street

Petitioner: Pegasus Properties

Inspector: Maria McCormick

Staff Report: January 14, 2010 Cycle Inspection
February 22, 2010 Re-inspection Complete
November 22, 2010 Exterior Reminder Sent
January 14, 2011 Temporary Occupancy Permit Expired
January 31, 2011 Letter Sent from City Legal Department
March 29, 2011 Drive-by done to check status for initial court hearing
April 6, 2011 Application for Appeal Received
May 18, 2011 Drive-by done to check status, painting is in process.

The petitioner is requesting an extension of time to complete the exterior painting of the house and the garage.

Staff recommendation: Deny the extension of time.

Conditions: None

Compliance Deadline: None

Attachments: Application for Appeal, Cycle Report, Photos, Legal Letter



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

RECEIVED
APR 06 2011

BY:

Property Address: 1122 S Rogers Street, Bloomington, IN 47403

Petitioner's Name: Pegasus Properties

Address: POB 32, Smithville, IN 47458

City: _____ State: _____ Zip Code: _____

Phone Number: 824-3230 E-mail Address: pegasusproperties@gmail.com

Owner's Name: Michelle Thomas

Address: 2332 Mount Auburn Road

City: Evansville State: IN Zip Code: 47720

Phone Number: _____ E-mail Address: _____

Occupants: Katherine Farmer, Joseph Allio

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: Extension of time for painting of house and garage

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda.

(Will be assigned by BHQA)

11-TV-70

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

- Painting Contract has been signed
- Colors have been chosen.
- New roof will be installed first. Rotten boards and soffits to be replaced by roofer.
- Painting will be next.

- Waiting on better weather. Need drier, warmer, less windy days.

Need extension of time till May 5, 2011.

Signature (Required):

Sharon Dalton, Property Manager

Name (Print):

SHARON DALTON

Date:

4/5/11

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

7255

OWNERS

ELLIOTT, MICHELLE
2332 MOUNT AUBURN RD.
EVANSVILLE, IN 47720

Prop. Location: 1122 S ROGERS ST
Date Inspected: 01/14/2010
Inspectors: Maria McCormick
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

AGENT

PEGASUS PROPERTY MGMT.
P.O. BOX 37
SMITHVILLE, IN 47458

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Garage

INTERIOR:

Kitchen 9 x 16-2:

- C 2/2/10 Replace the missing and deteriorated (cracked and peeling) glazing compound on the southwest window and the back entrance door. PM-303.13
- C 2/22/10 Properly repair or replace the garbage disposal to function as intended. PM-603.1
- C Repair the GFCI outlet to function as intended. PM-605.1

Dining Room 12-6 x 11; Living Room 18-3 x 13-10:
No violations noted.

NW Bedroom 8 x 10-6; SW Bedroom 9-8 x 11:
No violations noted.

Existing Egress Window Measurements – DBL Pop-out:
Height: 21 ½ inches
Width: 23 inches
Sill Height: 26 inches
Openable Area: 3.44 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

C Properly secure the GFCI receptacle in the wall. PM-605.1

2/22/10

Basement:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

PM-603.1

Detached Garage:

No violations noted.

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on the house and garage. PM-303.2 (THIS ITEM HAS A COMPLIANCE DATE OF JAN. 14, 2011.)

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



115
705

1150 6 8 2011 2 22 11









City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: June 8, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-71

Address: 405 E. 17th Street

Petitioner: Dunnhill Apartments

Inspector: Maria McCormick and Norman Mosier

Staff Report: January 21, 2011 Cycle Inspection
April 03, 2011 Received Application of Appeal
May 26, 2011 Re-inspection was scheduled canceled due to storms
rescheduled for 06/16/2011.

During the cycle inspection there were multiple violations noted including several window violations. The petitioner is requesting an extension of 6 months to complete the repairs to the windows. They are planning on replacing them. The petition states that all other violations have been repaired.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 8, 2011 for all window violations; June 16, 2011 for all other violations.

Attachments: Application for Appeal, Cycle Report



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
APR 03 2011

BY: _____

Petitioner's Name: DUNNHILL APTS.

Petitioner's Address & Phone Number: 405 E 17th St 812-589-0144

Owner's Name: REGENCY CONSOLIDATED RES.

Owner's Address & Phone Number: 1701 BROADMOOR DR STE 200 CHAMPAIGN IL 61821

Address of Property: 405 E 17th St. 217-359-7031

Occupant(s) Name(s): _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: _____

Name (print): BARRY LOWES

(Will be assigned by BHQA)

11-TV-71

Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

REQUESTING AN EXTENSION OF (60)
DAYS TO COMPLETE INSPECTIONS
SPECIFICALLY WINDOW ISSUES TO
RESOLVE.

[Handwritten signature]

Signature:

[Handwritten signature]

Date:

4/6/11



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

2780

OWNERS

REGENCY CONSOLIDATED RESIDENTIAL, LP
1701 BROADMOOR DR. SUITE #200
CHAMPAIGN, IL 61821

Prop. Location: 405 E 17TH ST
Date Inspected: 01/22/2011
Inspectors: McCormick/Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 3

AGENT

PAULA BAY
405 E. 17TH STREET
BLOOMINGTON, IN 47408

Number of Units/Structures: 169 / 11
Number of Bedrooms: 1, 2, & 3
Max # of Occupants: 2, 4, 5
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

Note: Floor plans and room dimensions are in the file. Only rooms with violations will be listed in this report.

Buildings A - I -

Existing Egress Window Measurements:
Height: 34 inches
Width: 27 inches
Sill Height: 47 inches
Openable Area: 6.37 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Buildings J & K -

Existing Egress Window Measurements:
Height: 19 ½ inches
Width: 34 inches
Sill Height: 40 inches
Openable Area: 4.61 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

122
110

General Violations:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

INTERIOR:**Building A Common Hallways:**

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. A-1 –**Living Room:**

Properly ground the electrical receptacles on the west wall. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. PM-605.1

Kitchen:

See general violation.

Apt. A-2 –**Living Room:**

Repair or replace door knob/lock assembly in a manner so that it functions as intended. PM-102.8 & PM-304.6

Kitchen:

See general violation.

Bathroom:

Repair the faucets in the sink and the tub to eliminate the constant dripping. PM-504.1

Apt. A-3 –**Kitchen:**

See general violation.

Properly ground the electrical receptacles on the east wall. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. PM-605.1

Living Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bathroom:

Repair sink drain to function as intended. PM-504.1

Apt. A-4 –

Kitchen:

See general violation.

Repair the faucet to eliminate the constant dripping. PM-504.1

Repair the dishwasher to function as intended. PM-504.1

Both Bedrooms:

Properly repair, then clean and surface coat molded or stained wall area around the windows. PM-304.3

Bathroom:

Repair the tub faucet to eliminate the constant dripping. PM-504.1

Apt. A-5 –

Kitchen:

See general violation.

Apt. A-6 –

Kitchen:

See general violation.

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

South Bedroom:

Properly repair, then clean and surface coat molded or stained wall area around the windows. PM-304.3

Apt. A-7 –

Kitchen:

See general violation.

Bedroom:

Properly repair all switched electrical receptacles so that they function as intended. PM-605.1

Apt. A-8 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the drywall under the sink. PM-304.3

Hallway:

Replace the missing vent cover in the door. PM-304.3

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Apt. A-9 –

Kitchen:

See general violation.

Properly repair or replace broken or missing cabinet door. PM-304.3

Apt. A-10 –

Kitchen:

See general violation.

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Apt. A-11 –

Kitchen:

See general violation.

Apt. A-12 –

Kitchen:

See general violation.

Repair faucet in a manner so that there is adequate water pressure and volume when only the hot water is turned on. PM-505.3

Building B Common Hallways:

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. B-1 –

Kitchen:

See general violation.

Bedroom:

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. PM-303.13.2

Apt. B-2 –

Kitchen:

See general violation.

South Bedroom:

Repair/replace the damaged entry door. PM-304.6

Apt. B-3-

Kitchen:

See general violation.

Replace the broken light switch. PM-605.1

Repair the light fixture to function as intended. PM-605.1

Bathroom:

Repair sink drain to function as intended. PM-504.1

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Apt. B-4 –

Kitchen:

See general violation.

North Bedroom:

Properly repair, then clean and surface coat molded or stained areas around the window.
PM-304.3

Apt. B-5 –

Kitchen:

See general violation.

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the damaged drywall above the shower. PM-304.3

Apt. B-6 –

Kitchen:

See general violation.

Bathroom:

Secure toilet to its mountings. PM-504.1

Apt. B-7 –

Kitchen:

See general violation.

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the damaged drywall above the shower. PM-304.3

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Apt. B-8 –

Kitchen:

See general violation.

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Apt. B-9 –

Kitchen:

See general violation.

Bedroom:

Repair/replace the damaged door and casing so that the door will function as intended. PM-304.6

Bathroom:

Repair/replace the damaged door and casing so that the door will function as intended. PM-304.6

Repair the loose towel bar. PM-304.3

Apt. B-10 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the holes in the drywall under the sink. PM-304.3

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Apt. B-11 –

Kitchen:

See general violation.

Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the north wall. PM-304.3

Apt. B-12 –

Kitchen:

See general violation.

Apt. B-13 –

Kitchen:

See general violation.

Apt. B-14 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Mechanical Closet:

Clean all duct work to remove the smell when the HVAC system is running. PM-301.6

Bathroom:

Properly repair, then clean and surface coat damaged or stained ceiling area. PM-304.3

Apt. B-15 –

Kitchen:

See general violation.

Determine the source and eliminate the water leak. PM-504.1

Apt. B-16 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the holes in the drywall under the sink. PM-304.3

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Seal the top of the shower surround. PM-304.1

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Apt. B-17 –

Kitchen:

See general violation.

Bathroom:

Repair/replace the damaged door and casing so that the door will function as intended. PM-304.6

Repair tub drain to function as intended. PM-504.1

Apt. B-18 –

Kitchen:

See general violation.

Apt. B-19 –

Kitchen:

See general violation.

Bedroom:

Replace the missing inner pane of glass in the window. Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

Bathroom:

Determine the source and eliminate the water leak. PM-504.1

Apt. B-20 –

Kitchen:

See general violation.

Apt. B-21 –

Kitchen:

See general violation.

Apt. B-22 –

Kitchen:

See general violation.

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

East Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall above the shower. PM-304.3

Apt. B-23 –

Kitchen:

See general violation.

Properly repair or replace broken or missing hinges on the cabinet door. PM-304.3

Bathroom:

Repair/replace the damaged door and casing so that the door will function as intended. PM-304.6

Apt. B-24 –

Kitchen:

See general violation.

Properly repair or replace broken or missing cabinet drawer front. PM-304.3

Building C Common Hallways:

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. C-1 –

Kitchen:

See general violation.

Bathroom:

Repair the faucet to eliminate the constant dripping. PM-504.1

Apt. C-2 –

Kitchen:

See general violation.

Bathroom:

Remove the deteriorated caulk and properly re-caulk the sink faucet. PM-304.3

Apt. C-3 –

Kitchen:

See general violation.

Bathroom:

Properly repair or replace the broken towel bar. PM-304.3

Apt. C-4 –

Kitchen:

See general violation.

North Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. C-5 –

Kitchen:

See general violation.

Bathroom:

Repair faucet in a manner so that there is adequate water pressure and volume when the sink is turned on. PM-505.3

Apt. C-6 –

Kitchen:

See general violation.

Bathroom:

Properly repair, then clean and surface coat molded or stained ceiling area. PM-304.3

Repair the tub faucet to eliminate the constant dripping. PM-504.1

Apt. C-7 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the west wall above the stove. PM-304.3

Living Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Apt. C-8 –

Kitchen:

See general violation.

East Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. C-9 –

Kitchen:

See general violation.

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the damaged drywall above the shower. PM-304.3

Apt. C-10 –

Kitchen:

See general violation.

North Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. C-11 –

Kitchen:

See general violation.

Apt. C-12 –

Kitchen:

See general violation.

Building D Common Hallways:

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. D-1 –

Kitchen:

See general violation.

Living Room:

Correct the polarity of the electrical receptacle on the south wall. The hot and neutral conductors are reversed. PM-605.1

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall above the shower. PM-304.3

Apt. D-2 –

Kitchen:

See general violation.

Living Room:

Repair or replace entry closet door so it function as intended. PM-304.6

West Bedroom:

Properly repair, then clean and surface coat molded or stained areas around the window. PM-304.3

Apt. D-3 –

Kitchen:

See general violation.

Bathroom:

Secure toilet to its mountings. PM-504.1

Seal the top of the shower surround. PM-304.1

Apt. D-4 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Apt. D-5 –

Kitchen:

See general violation.

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. D-6 –

Kitchen:

See general violation.

Bathroom:

Properly repair, then clean and surface coat molded or stained wall and ceiling areas around the shower. PM-304.3

Apt. D-7 –

Kitchen:

See general violation.

Repair the hole in the west wall adjacent to the stove. PM-304.3

Living Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Apt. D-8 –

Kitchen:

See general violation.

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Properly repair the hole in the ceiling above the shower. PM-304.3

Apt. D-9 –

Kitchen:

See general violation.

Bedroom:

Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. PM-605.1

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. D-10 –

Kitchen:

See general violation.

North Bedroom:

Properly repair, then clean and surface coat molded or stained window sill area. PM-304.3

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. D-11 –

Kitchen:

See general violation.

Living Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the south wall. PM-304.3

Bedroom:

Repair door to latch securely. PM-303.13

Bathroom:

Repair the faucet to eliminate the constant dripping. PM-504.1

Seal the top of the shower surround. PM-304.1

Secure toilet to its mountings. PM-504.1

Apt. D-12 –

Kitchen:

See general violation.

Apt. D-13 –

Kitchen:

See general violation.

Apt. D-14 –

Entryway:

Provide an address identification numbers on the apartment door. PM-303.3

Kitchen:

See general violation.

Repair the light fixture to function as intended. PM-605.1

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

West Bedroom:

Properly repair, then clean and surface coat molded or stained window sill area. PM-304.3

Apt. D-15 –

Kitchen:

See general violation.

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. The window is off track. PM-303.13.2

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. D-16 –

Kitchen:

See general violation.

Repair the faucet to eliminate the constant dripping. PM-504.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the holes in the walls under the sink. PM-304.3

Bathroom:

Secure toilet to its mountings. PM-504.1

Seal edge of floor covering adjacent to bathtub. PM-304.1

Apt. D-17 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Living Room:

Provide operating power to smoke detector. PM-704.1

Bathroom:

Seal the top of the shower surround. PM-304.1

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Repair door to latch securely. PM-303.13

Apt. D-18 –

Kitchen:

See general violation.

Hallway:

Properly repair floor where there are loose floor boards. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Apt. D-19 –

Kitchen:

See general violation.

Living Room:

Replace broken electrical receptacle so that it functions as intended. PM-605.1

Seal edge of floor covering adjacent to bathtub. PM-304.1

Seal the top of the shower surround. PM-304.1

Apt. D-20 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Bathroom:

Properly repair, then clean and surface coat molded or stained ceiling area. PM-304.3

Apt. D-21 –

Kitchen:

See general violation.

Bathroom:

Repair the tub faucet to eliminate the constant dripping. PM-504.1

Seal the top of the shower surround. PM-304.1

Apt. D-22 –

Kitchen:

See general violation.

Apt. D-23 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Bathroom:

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the north wall. PM-304.3

Apt. D-24 –

Kitchen:

See general violation.

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Replace the towel bar or properly patch the drywall. PM-304.3

Building E Common Hallways:

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. E-1 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bedroom:

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. PM-303.13.2

Apt. E-2 –

Kitchen:

See general violation.

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Seal edge of floor covering adjacent to bathtub. PM-304.1

Apt. E-3 --

Kitchen:

See general violation.

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. PM-304.3

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Apt. E-4 --

Kitchen:

See general violation.

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Apt. E-5 --

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Apt. E-6 --

Kitchen:

See general violation.

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Bathroom:

Determine the source and eliminate the water leak in the ceiling above the bath tub. PM-504.1

Properly repair all the drywall damaged by the water leak. PM-304.3

Repair the faucet to eliminate the constant dripping. PM-504.1

Apt. E-7 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair the tub faucet to eliminate the constant dripping. PM-504.1

Seal the top of the shower surround. PM-304.1

Apt. E-8 –

Kitchen:

See general violation.

Hallway:

Repair the furnace to function as intended and blow hot air out. PM-603.1

Bathroom:

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. PM-504.1

Apt. E-9 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair the faucet to eliminate the constant dripping from the cold water handle. PM-504.1

Seal edge of floor covering adjacent to bathtub. PM-304.1

Apt. E-10 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Apt. E-11 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Replace broken electrical switch cover plate. PM-605.1

Bathroom:

Repair the faucet to eliminate the constant dripping. PM-504.1

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . PM-505.3

Repair the door to latch securely. PM-303.13

Repair the light fixture to function as intended and not flicker. PM-605.1

Apt. E-12 –

Kitchen:

See general violation.

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Building F Common Hallway:

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. F-1 –

Kitchen:

See general violation.

Apt. F-2 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

South Bedroom:

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. PM-303.13.2

Bathroom:

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. PM-504.1

Apt. F-3 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. PM-504.1

Apt. F-4 –

Kitchen:

See general violation.

West Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

South Bedroom:

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. PM-303.13.2

Apt. F-5 –

Kitchen:

See general violation.

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Apt. F-6 –

Kitchen:

See general violation.

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . PM-505.3

Seal edge of floor covering adjacent to bathtub. PM-304.1

Apt. F-7 –

Kitchen:

See general violation.

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Provide operating power to smoke detector. PM-704.1

Apt. F-8 –

Kitchen:

See general violation.

West Bedroom:

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. PM-303.13.2

Apt. F-9 –

Kitchen:

See general violation.

Living Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the north wall. PM-304.3

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. F-10 –

Kitchen:

See general violation.

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Replace the missing towel bar or properly repair the wall. PM-304.3

Hallway:

Replace the missing vent cover in the furnace closet door. PM-304.6

Apt. F-11 –

Kitchen:

See general violation.

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Mechanical Closet:

Repair or replace closet doors so they function as intended. PM-304.6

Bathroom:

Repair the tub faucet to eliminate the constant dripping. PM-504.1

Repair bathtub drain to function as intended. PM-504.1

Repair the toilet to flush as intended. PM-504.1

Apt. F-12 –

Kitchen:

See general violation.

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . PM-505.3

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair the light fixture to function as intended. PM-605.1

Secure toilet to its mountings. PM-504.1

Remove the deteriorated caulk and properly re-seal the base of shower surround at the top of the tub. PM-304.1

Building G Common Hallways:

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. G-1 –

Kitchen:

See general violation.

Repair the faucet to eliminate the constant dripping. PM-504.1

Apt. G-2 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.139

Bathroom:

Repair the exhaust fan to eliminate excessive noise. PM-403.2

South Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Repair/replace the window so that excessive moisture will not build up on the window and freeze rendering the window incapable of opening. PM-303.13.2

Apt. G-3 –

Kitchen:

See general violation.

Living Room:

Repair entry door to latch securely. PM-303.13

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. PM-303.13.2

Apt. G-4 –

Kitchen:

See general violation.

Repair the damaged shelf in the refrigerator. PM-404.7

Bathroom:

Repair the stool to eliminate water running continuously. PM-504.1

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Apt. G-5 –

Kitchen:

See general violation.

Bedroom:

Repair door to latch securely. PM-303.13

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Apt. G-6 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the drywall under the sink. PM-304.3

Kitchen continued:

Properly secure the junction box on the water heater. PM-605.1

Bathroom:

Secure toilet to its mountings. PM-504.1

South Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. G-7 –

Kitchen:

See general violation.

Properly repair or replace the loose faucet. PM-504.1

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bedroom:

Repair/replace the damaged door casing. PM-304.6

Apt. G-8 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Bathroom:

Properly repair, then clean and surface coat molded or stained ceiling area. PM-304.3

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Apt. G-9 –

Kitchen:

See general violation.

Bathroom:

Determine the source and eliminate the water leak under the sink. PM-504.1

Apt. G-10 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the damaged drywall under the sink. PM-304.3

Apt. G-11 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the south wall. PM-304.3

Apt. G-12 –

Kitchen:

See general violation.

Replace the missing protective cover for the light fixture. PM-605.1

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Secure toilet to its mountings. PM-504.1

West Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Repair/replace the window so that excessive moisture will not build up on the window and freeze rendering the window incapable of opening. PM-303.13.2

Building H Common hallways:

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. H-1 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace deadbolt lock on patio doors so that it functions as intended. PM-303.15

Apt. H-2 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair the exhaust fan to eliminate excessive noise. PM-403.2

South Bedroom:

Replace the missing inner pane of glass in the window. Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

Apt. H-3 –

Kitchen:

See general violation.

Living Room:

Repair or replace deadbolt lock on exterior door so that it functions as intended. PM-303.15

Bathroom:

Repair the faucet to eliminate the constant dripping. PM-504.1

Apt. H-4 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall under the sink. PM-304.3

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Repair the tub faucet to eliminate the constant dripping. PM-504.1

South Bedroom:

Repair the broken window glass. PM-303.13

Apt. H-5 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Seal the top of the shower surround. PM-304.1

Apt. H-6 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall under the sink. PM-304.3

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair the sink faucet to eliminate the constant dripping. PM-504.1

Seal edge of floor covering adjacent to bathtub. PM-304.1

Repair the exhaust fan to eliminate excessive noise. PM-403.2

South Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the water damaged drywall around the window. PM-304.3

Apt. H-7 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Apt. H-8 –

Kitchen:

See general violation.

Repair the faucet to eliminate the constant dripping. PM-504.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall under the sink. PM-304.3

West Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Repair/replace the window so that excessive moisture will not build up on the window and freeze rendering the window incapable of opening. PM-303.13.2

Bathroom:

Repair the faucet to eliminate the constant dripping. PM-504.1

Apt. H-9 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the west wall. PM-304.3

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. H-10 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bathroom:

Properly repair, then clean and surface coat molded or stained ceiling area. PM-304.3

Apt. H-11 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. H-12 –

Kitchen:

See general violation.

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Replace the missing towel bar or properly repair the wall. PM-304.3

Apt. H-13 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Apt. H-14 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Properly repair, then clean and surface coat molded or stained ceiling area. PM-304.3

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Bathroom continued:

Repair the stool to eliminate water running continuously. PM-504.1

Apt. H-15 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Apt. H-16 –

Kitchen:

See general violation.

Replace the missing temperature pressure relief (TPR) valve discharge tube on the water heater. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Apt. H-17 –

Kitchen:

See general violation.

Bathroom:

Repair the tub faucet to eliminate the constant dripping. PM-504.1

Seal the top of the shower surround. PM-304.1

Apt. H-18 –

Kitchen:

See general violation.

North Bedroom; East Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. H-19 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Repair the faucet aerator to function as intended. PM-504.1

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Repair door to latch securely. PM-303.13

Seal the top of the shower surround. PM-304.1

Apt. H-20 –

Kitchen:

See general violation.

Replace the broken handle on the main water shut off valve under the sink. PM-504.1

Bathroom:

Repair the faucet to eliminate the constant dripping. PM-504.1

Properly repair, then clean and surface coat molded or stained ceiling area. PM-304.3

North Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Repair/replace the window so that excessive moisture will not build up on the window and freeze rendering the window incapable of opening. PM-303.13.2

Apt. H-21 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace deadbolt lock on patio doors so that it functions as intended. PM-303.15

Living Room continued:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Apt. H-22 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

North Bedroom:

Replace the missing inner pane of glass in the window. Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

Bathroom:

Secure toilet to its mountings. PM-504.1

Remove the deteriorated caulking around the sink faucet and properly re-caulk. PM-304.3

Apt. H-23 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damage on the south wall. PM-304.3

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. H-24 –

Kitchen:

See general violation.

Bathroom:

Remove the deteriorated caulking around the sink faucet and properly re-caulk. PM-304.3

Repair the bathtub faucet to eliminate the constant dripping. PM-504.1

North Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Repair/replace the window so that excessive moisture will not build up on the window and freeze rendering the window incapable of opening. PM-303.13.2

Apt. J-1 –

Kitchen:

See general violation.

Replace the missing protective cover for the light fixture. PM-605.1

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

North Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Laundry Closet:

Repair or replace closet doors so they function as intended. PM-304.6

Connect the dryer exhaust so that it vents to the exterior of the building envelope. PM-403.5

Apt. J-2 –

Kitchen:

See general violation.

Mechanical Closet:

Repair or replace closet doors so they function as intended. PM-304.6

Replace the missing temperature pressure relief (TPR) valve discharge tube on the water heater. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Bathroom:

Repair the bathtub faucet to eliminate the constant dripping. PM-504.1

Apt. J-3 –

Kitchen:

See general violation.

Apt. J-4 –

Kitchen:

See general violation.

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bathroom:

Secure toilet to its mountings. PM-504.1

Repair or replace the linen closet doors so they function as intended. PM-304.6

SW Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Laundry Closet:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the hole in the wall. PM-304.3

Apt. J-5 –

Kitchen:

See general violation.

Repair or replace the exhaust fan above the stove so that it functions as intended. PM-403.3

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Laundry Closet:

Properly secure the receptacle for the dryer. PM-605.1

Bathroom:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. PM-504.1

Apt. J-6 –

Kitchen:

See general violation.

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the cracks in the wall where the walls and ceiling meet. PM-304.3

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. PM-504.1

Re-mount the existing fire extinguisher it is mounted too high. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Mechanical Closet:

Repair or replace closet doors so they function as intended. PM-304.6

Properly secure the junction box for the water heater. PM-605.1

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the cracks in the wall where the walls and ceiling meet. PM-304.3

SE Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the cracks in the wall where the walls and ceiling meet. PM-304.3

SW Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the cracks in the wall where the walls and ceiling meet. PM-304.3

Replace the missing protective cover for the light fixture. PM-605.1

Apt. J-7 –

Kitchen:

See general violation.

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . PM-505.3

Mechanical Closet:

Replace the missing temperature pressure relief (TPR) valve discharge tube on the water heater. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the hole in the wall. PM-304.3

Bathroom:

Repair or replace closet doors so they function as intended. PM-304.6

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Apt. K-1 –

Kitchen:

See general violation.

Living Room:

Repair/replace the damaged door casing. PM-304.6

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair the entry door to latch securely. PM-303.13

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Repair the damaged wall adjacent to the smoke detector. PM-304.3

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Apt. K-2 -

Kitchen:

See general violation.

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Apt. K-3 -

Kitchen:

See general violation.

Laundry Closet:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Bathroom:

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Replace the missing protective cover for the light fixture. PM-605.1

Bathroom continued:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

Seal edge of floor covering adjacent to bathtub. PM-304.1

Properly repair floor on the left side of the tub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

NW Bedroom:

Repair/replace the damaged door casing and repair the door to latch properly. PM-304.6

Apt. K-4 –

Kitchen:

See general violation.

Repair the dishwasher to function as intended. PM-504.1 & PM-605.1

Replace the missing protective cover for the light fixture and exhaust fan in the range hood. PM-605.1

Re-mount the existing fire extinguisher, it is too high. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged and deteriorated wall adjacent to the bathtub. PM-304.3

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Apt. K-5 –

Kitchen:

See general violation.

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Repair door to latch securely. PM-303.13

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall at the left end of the bathtub. PM-304.3

NW Bedroom:

Repair/replace the damaged door. PM-304.6

SE Bedroom:

Repair/replace the damaged door casing and repair the door to latch properly. PM-304.6

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Apt. K-6 --

Kitchen:

See general violation.

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Laundry Closet:

Replace the missing protective cover for the light fixture. PM-605.1

Bathroom:

Properly repair, then clean and surface coat molded or stained ceiling area. PM-304.3

Secure toilet to its mountings. PM-504.1

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Repair the cracks where the ceiling meets the walls. PM-304.3

NE Bedroom:

Repair or replace the damaged window screen PM-303.14

SW Bedroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Repair the cracks where the ceiling meets the walls. PM-304.3

SE Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Building I Common Hallways:

Repair or replace the emergency light fixtures in the common hallways to function as intended when they are tested. PM-605.1

Apt. I-1 –

Kitchen:

See general violation.

Repair the loose faucet. PM-504.1

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Apt. I-2 –

Kitchen:

See general violation.

Bathroom:

Repair the bathtub faucet to eliminate the constant dripping. PM-504.1

Apt. I-3 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bedroom:

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the window. PM-303.13.2

Apt. I-4 –

Kitchen:

See general violation.

Kitchen continued:

Replace the missing temperature pressure relief (TPR) valve discharge tube on the water heater. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Dining Room:

Install/replace batteries in smoke detectors so that they function as intended. PM-704.1

Apt. I-5 –

Kitchen:

See general violation.

Bathroom:

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Apt. I-6 –

Kitchen:

See general violation.

Apt. I-7 –

Kitchen:

See general violation.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bedroom:

Repair door to latch securely. PM-303.13

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. PM-304.3

Apt. I-8 –

Kitchen:

See general violation.

Kitchen continued:

Replace the missing temperature pressure relief (TPR) valve discharge tube on the water heater. Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Properly secure the wiring on the top of the water heater. PM-605.1

Properly cap the unused pipe adjacent to the water heater. PM-504.1

Living Room:

Repair the patio doors to be weather tight and function as intended. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair the bathtub faucet to eliminate the constant dripping. PM-504.1

North Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. The window has been caulked closed. PM-303.13.2

West Bedroom:

Replace the missing inner pane of glass in the window. Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

Apt. I-9 –

Kitchen:

See general violation.

Bathroom:

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Apt. I-10 –

Kitchen:

See general violation.

SW Bedroom:

Determine the source and eliminate the water leak. PM-504.1

Bathroom:

Repair the bathtub faucet to eliminate the constant dripping. PM-504.1

Secure toilet to its mountings. PM-504.1

Apt. I-11 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace closet door on the entry closet to function as intended. PM-304.6

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bedroom:

Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. PM-605.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. PM-304.3

Bathroom:

Properly repair the curling floor covering adjacent to the tub and toilet. PM-304.4

Apt. I-12 –

Kitchen:

See general violation.

Apt. I-13 –

Kitchen:

See general violation.

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. I-14 –

Kitchen:

See general violation.

East Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. I-15 –

Kitchen:

See general violation.

Repair the exhaust fan to eliminate excessive noise. PM-403.2

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair the stool to eliminate water running continuously. PM-504.1

Apt. I-16 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Repair sink drain to function as intended. PM-504.1

Apt. I-17 –

Kitchen:

See general violation.

Apt. I-18 –

Kitchen:

See general violation.

Living Room:

Provide apartment numbers on the entry door. PM-303.3

Determine the source and eliminate the water leak above the patio doors. PM-504.1

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

South Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. I-19 –

Kitchen:

See general violation.

Bathroom:

Seal the top of the shower surround. PM-304.1

Apt. I-20 –

Kitchen:

See general violation.

East Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apt. I-21 –

Kitchen:

See general violation.

Living Room:

Repair the patio doors to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the south wall. PM-304.3

Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the south wall and the NW corner. PM-304.3

Apt. I-22 –

Kitchen:

See general violation.

Hallway:

Repair the furnace to function as intended. PM-603.1

Apt. I-23 –

Kitchen:

See general violation.

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Properly repair the south wall. PM-304.3

Repair door to latch securely. PM-303.13

Seal the top of the shower surround. PM-304.1

Apt. I-24 –

See general violation.

EXTERIOR:

No violation noted.

OTHER REQUIREMENTS:

Required documentation:

Provide documentation of the fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. PM-704.2

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)